

20180918000333910
09/18/2018 10:43:22 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Gorilla Capital
1342 High St
Eugene, OR 97401

Case No. 011-614402

SPECIAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **Sixty-One Thousand One Hundred and 0/100 Dollars (\$61,100.00)** to the undersigned, The Secretary of Housing and Urban Development, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, sell, bargain and convey unto **GORILLA CAPITAL AL TYGRE, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee), the following described real estate,, situated in **Jefferson County, Alabama** to wit:

COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 77.20 FEET; THENCE TURN AN ANGLE OF 81 DEG. 47 MIN. TO THE RIGHT AND RUN A DISTANCE OF 330.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25, AND THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 00 DEG. 37 MIN. TO THE LEFT AND RUN ALONG SAID RIGHT OF WAY A DISTANCE OF 210.00 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 00 MIN. TO THE LEFT AND RUN A DISTANCE OF 210.00 FEET; THENCE TURN AN ANGLE OF 90 DEG. 00 MIN. TO THE LEFT AND RUN A DISTANCE OF 210.00 FEET; THENCE TURN AN ANGLE OF 90 DEG. 00 MIN. TO THE LEFT AND RUN A DISTANCE OF 210.00 FEET; TO THE POINT OF BEGINNING SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad Valorem Taxes for the current tax year, which Grantee herein assumes and agrees to pay.
3. Easements, set back lines, restrictions, covenants, mineral and mining rights.
4. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel, in on or under subject property.
5. Restrictions, reservations, agreements, covenants, conditions, easements, set back lines, right of ways, and limitations shown of record.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
7. Less and except any portion of the premises in question lying in the roadway.

\$ None of the above consideration was secured by and through the purchase money mortgages closed herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 11 day of September, 2018.

GRANTOR

The Secretary of Housing and Urban
Development

Michelle Duval

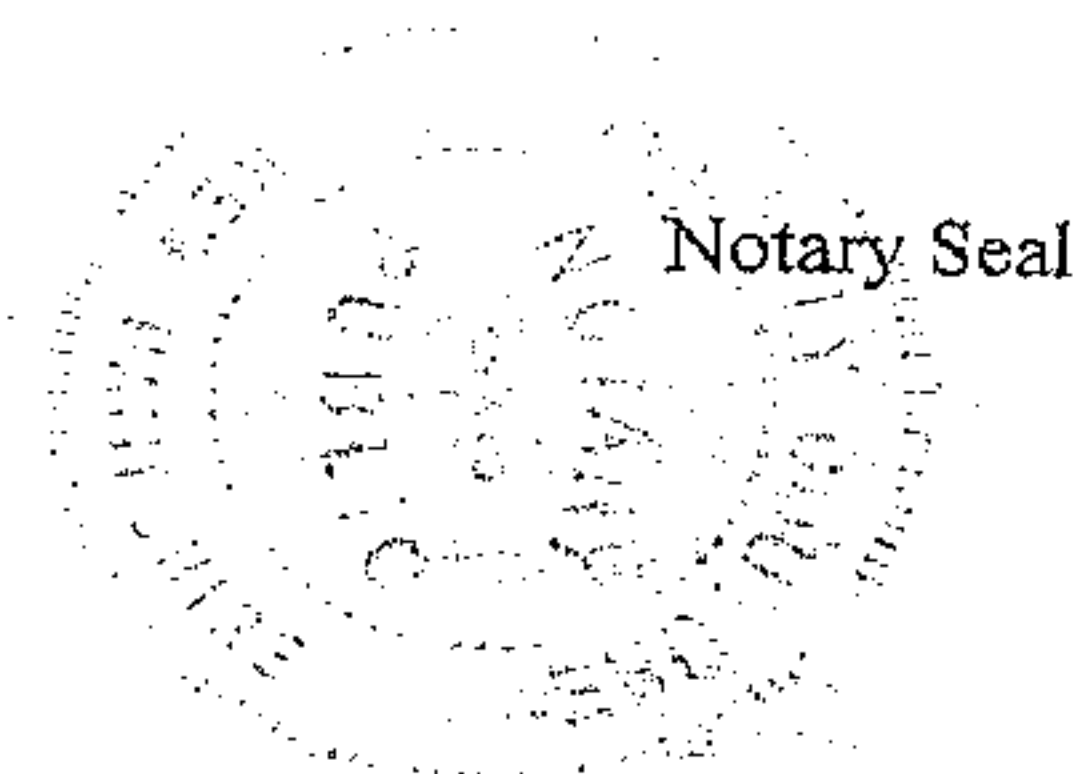
By: michelle Duval

Its: closing specialist

STATE OF New Hampshire
COUNTY OF Hillsborough

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that michelle Duval, whose name as Closing specialist for The Secretary of Housing and Urban Development is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said Housing and Urban Development.

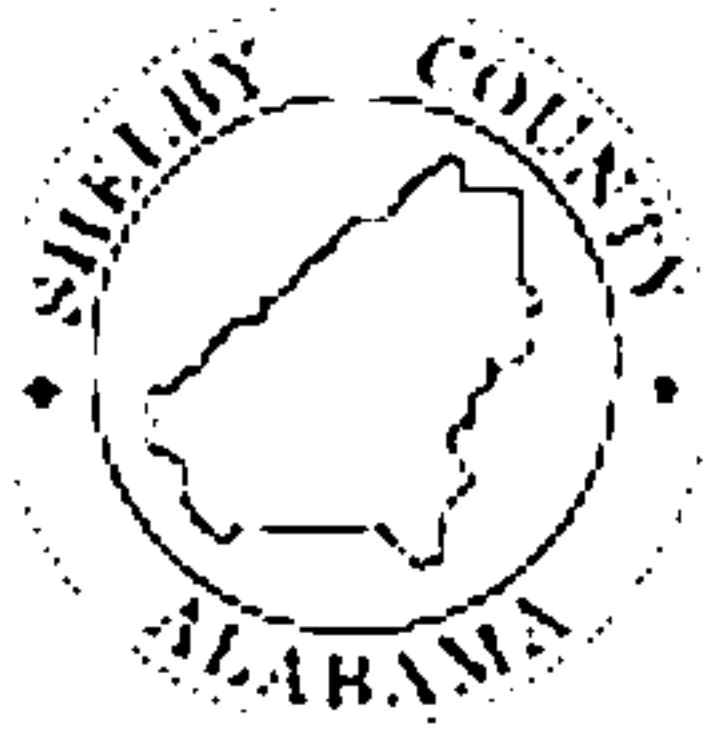
Given under my hand and official seal this 11 day of September, 2018.



Kimberly Couture
Notary Public

My commission expires: 11/8/22

KIMBERLY COUTURE, Notary Public
State of New Hampshire - County of Hillsborough



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/18/2018 10:43:22 AM
\$82.50 JESSICA
20180918000333910

Alex S. Byrd

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name HUR
Mailing Address 40 Marietta St
Atlanta, GA 30303

Grantee's Name Gorilla Capital
Mailing Address 1342 High St
Eugene, OR 97401

Property Address 25900 Hwy 25
Wilsonville, OR 97156

Date of Sale 9/14/18
Total Purchase Price \$ 61,100

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/14/18

Print Amy Cowtner

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1